



LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING PAVING
EXISTING TREE LINE
PROPOSED TREE LINE
PROPOSED CONCRETE/PAVING
EXISTING BUILDING
PROPOSED BUILDING

LOCATION MAP

SCALE: 1" = 1,000'

1. OWNER:
AHMAD PARVIZIAN
JUDITH PARVIZIAN
39 IDLEWILD STREET
BEL AIR, MARYLAND 21014

2. CONTRACT PURCHASER / APPLICANT:
SHH, LLC
132 B INDUSTRY LANE, STE. 10
FOREST HILL, MD 21050

3. ADDRESS OF SITE: 7 NEWPORT DRIVE

4. TAX MAP #40, GRID #1D, PARCEL #348, LOT 4

5. DEED REFERENCE: 2160/32

6. PLAT REFERENCE: 62/59

7. ELECTION DISTRICT: 3RD

8. COUNCILMANIC DISTRICT: D

9. TAX ACCOUNT #247392

10. CENSUS TRACT: 5032.01

11. SITE AREA: 0.967 Ac. or 42,123 Sq.Ft.

12. EXISTING ZONING: CI (COMMERCIAL INDUSTRIAL)

SETBACKS: FRONT = 25'
SIDE = 10',
REAR = 35'

13. PROPOSED ZONING: NO CHANGE

14. EXISTING USE: VACANT LAND

15. PROPOSED USE: MOTOR VEHICLE REPAIR

16. NUMBER OF EMPLOYEES: 5

1-STORY 10,000 S.F. BUILDING

17. F.A.R. = .237

18. IMPERVIOUS COVERAGE: 27,220 S.F. / .625 AC. / 64.6%

19. PARKING:
REQUIRED: 1 SPACE PER 300 S.F. = 34 SPACES
PROVIDED: 32 STD. SPACES, 2 HANDICAP W/ LOADING SPACE

20. DELIVERIES FOR THE USE WILL BE DURING OFF HOURS.

21. THERE ARE NO CRITICAL AREAS IN THE SITE BOUNDARY.

22. THERE ARE NO WETLANDS LOCATED IN THE SITE BOUNDARY.

23. SITE IS NOT LOCATED WITHIN THE 100-YR RIVERINE FLOODPLAIN.

24. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.

25. ANY SIGNS SHALL CONFORM TO HARFORD COUNTY ZONING CODE.

26. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT AWAY FROM ADJACENT SITES AND PUBLIC STREETS.

27. ALL DRIVEWAYS AND PARKING AISLES WILL HAVE A MACADAM SURFACE AND SHALL BE PERMANENTLY STRIPED.

28. UTILITIES: PUBLIC WATER & PUBLIC SEWER.

29. THE SITE IS NOT LOCATED IN A FAILED BASIC SERVICES AREA.

30. STORMWATER MANAGEMENT FOR THE SITE IS ADDRESSED BY THE ON-SITE MICRO-BIORETENTION FACILITIES, AS WELL AS, THE REGIONAL DETENTION FACILITY FOR FOREST HILL BUSINESS CENTER

31. WATERSHED: BYNUM RUN

32. ALL SOILS ON THE SITE ARE CcB2 (CHESTER SILT LOAM)

PLAN TYPE: 5
PLAN NO.: 190-2019
VERSION: 1
DATE: 5/3/19
DADUE: 6/5/19

RECEIVED
MAY 3 2019
Harford County Planning & Zoning

State Line Engineering, LLC

4901 Picker Drive
Pylesville, Maryland 21132
Phone: 443-324-1641
Fax: 410-452-0111

SITE PLAN
ROSSO SERVICE
EXOTIC & LUXURY CAR SPECIALISTS
7 NEWPORT DRIVE
FOREST HILL, MD, 21050
DEED REF: LIBER 2160 FOLIO 32;
TAX MAP 40, GRID - 1D, PARCEL - 348,
LOT 4;
ZONING - CI

3RD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

OWNER / DEVELOPER	CONTRACT PURCHASER
AHMAD PARVIZIAN JUDITH PARVIZIAN 39 IDLEWILD STREET BEL AIR, MD 21014	SHH, LLC 132B INDUSTRY LANE SUITE 10 FOREST HILL, MD 21050 PHONE: 443-371-3197

DRAWN BY:	DESIGNED BY:	SCALE:
JPD	JPD	AS SHOWN
DATE:	JOB NO.:	SHEET NO.:
5/3/19	19001	1 OF 1